

Mississippi Affidavit for Withholding Income Tax on Sale of Real Estate by Non-Resident

_____, duty swears under penalty of perjury the following facts:
Seller's Name

1. Seller's Name and Address _____ Address _____

City State ZIP

2. Description, Location and Tax Map Parcel Number of Property Sold _____

3. Buyer's Name and Address _____ Buyer's Name _____

_____ Address _____

_____ City State ZIP

4. The Total Sales Price Is _____ Closing Date _____

5. The Gain to be Reported on the Seller's MS Income Tax Return-Page 2, Schedule A, Line 5 _____

6. Income Tax at 5% of the Gain on Line 5 _____

7. The Net Proceeds Payable to the Seller-Page 2, Schedule B, Line 5 _____

8. Income Tax Amount Required to be Withheld and Remitted to the MS Dept. of Revenue
Enter the Smaller of Line 6 or Line 7 _____

9. The Seller Will File All State Income Tax Returns Due.

Witness My Signature, This The _____ Day Of _____, 20 _____

Social Security Number

State of

Social Security Number or ID Number of Spouse

County of

Seller's Signature

This Day Personally Appeared Before Me, The Undersigned Authority of Law in and for Said County and State, the Above Signed Seller Who Acknowledges that He Signed and Delivered this Affidavit on the Day and Year and for the Purposes Mentioned Therein.

Signature of Spouse

Given Under My Hand and Seal, This The

_____ Day Of _____, 20 _____

**Mail To: MS Department of Revenue
P.O. Box 23050
Jackson, MS 39225-3050**

My Commission Expires _____

Notary Public

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Only Mortgages and Liens on the Property Being Sold May be Deducted from the Sales Price. Mortgages, Liens or Advances on Credit Lines in Contemplation of the Sale Cannot be Deducted Unless, the Buyer can Presume that any Mortgage, Lien or Credit Lines Made More than One Year Before the Closing are Not in Contemplation of the Sale and May be Deducted. If the Mortgage, Lien or Credit Line Advance is Made Less Than One Year Prior to the Closing, the Buyer Cannot Deduct the Mortgage, Lien or Credit Line Advance Unless the Buyer Obtains an Affidavit from the Seller, Which States that the Loan or Advance was not Made in Contemplation of the Sale and Meets the Requirements and Includes All of the Information Contained In this Affidavit.

Schedule A - Computation of Gain

1. Total Sales Price.....	
2. Less Selling Expenses - Attorney Fees.....	
Real Estate Commission.....	
Termite, Heating & Air Letter Fees.....	
Other - List _____	
3. Net Sales Price.....	
4. Less Tax Basis.....	
5. Gain For Tax Purposes.....	

Schedule B - Computation of Net Proceeds

1. Total Sales Price.....	
2. Less Selling Expenses - Attorney Fees.....	
Real Estate Commission.....	
Termite, Heating & Air Letter Fees.....	
Other - List _____	
3. Net Sales Price.....	
4. Less Mortgages, Liens or Advances on Credit Lines Not Made in Contemplation of the Sale (See Above).....	
5. Net Proceeds Payable to the Seller.....	